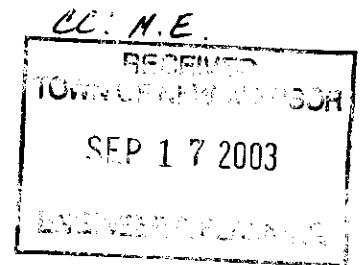


Edward S. Butler, P.E.  
78 Windsor Highway  
New Windsor, NY 12553



Town of New Windsor  
Union Ave  
New Windsor, NY 12553

Att: Planning Board

9-16-03

**Re: Application for Site Plan Approval  
Parcel # 9-1-20.21**

Dear Board Members:

I have just learned that an application has been filed, and a workshop being arranged regarding establishing some use on the referenced parcel.

I do live on a parcel that is adjacent to the lot that would be utilized for access to the parcel in question, and have several concerns that I hope will be considered in the review process concerning this site.

The parcel in question is a 1 acre parcel, that has been vacant for at least as many as the five years that I have lived on the nearby lot. The parcel contains what was a farmhouse, that had been separated from the adjoining farmland. The parcel does not have frontage on a roadway, so I hope the application will involve combination of the necessary lots in order to provide frontage. Access to the property is probably expected to continue on a dirt road, that lies on parcel number 9-1-222. Last week someone (I would imagine it was the current applicant) had a dozer on the site, and widened and re-graded the dirt road. The widening of the dirt road has me concerned, because the widening has brought the road to within a foot of my side yard, which will create a hazard to the lawn and landscaping that I have planted along that property line. I believe that typical setback for a road or driveway is 5' from the side yard, in order to allow a landscaped buffer, and room to plow the snow that will need be removed from the road. I dread the thought of the applicant expecting to plow his snow (and perhaps salt, because of the 9-10% slope of the dirt drive) onto my lawn and/or landscaping.

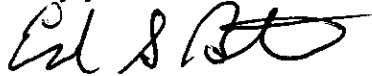
The parcel is owned by the same owner as several other adjoining lots: 9-1-222, 9-1-104, and 11-2-9. I believe that these lots should be shown on the application, and that efforts should be made to provide the proper access, buffers, landscaping, stormwater control, and other items that need be considered in an application.

The existing dirt road on parcel # 9-1-222 currently serves as access to one residential dwelling also surrounded by the parcel. There are also several other parcels that are

landlocked, and will require some means of access in the future, and consideration need be given to the proper width and slope of the access road. The existing dirt road was only 12' wide when I moved into the house on the adjoining parcel 5 years ago. Since that time, a tenant who was attempting to establish a business in the existing barn on the property widened it to about 15' without consideration of local codes. The use of the barn has been terminated. Now, with the road being widened again, I hope that the Board will consider the proper measures to be taken to establish a use on the property, and minimize the impacts that will occur from the modifications that have already begun.

I don't want to prevent anyone from developing on the parcels in mention, however I would like for any development to be done in a manner that will benefit the community, and enable us to be proud of what we've done here.

Truly yours,

A handwritten signature in black ink, appearing to read 'Ed S. Butler', with a stylized flourish at the end.

Edward S. Butler, P.E.  
Owner/Taxpayer Lot 11-1-7

ESB/eb

c. File